





This upgraded home offers a perfect blend of comfort, location, and versatility. Ideal for first-time buyers, families, investors, or those downsizing, it features modern upgrades throughout, including a combination central heating system and uPVC double glazing. A key highlight is the addition of a high-spec detached garage, offering flexibility as a workshop, home office, or extra storage space.

Situated in a sought-after area on the outskirts of Uttoxeter, the home is conveniently close to local shops and schools,

Entering through the enclosed porch, the hallway offers a built-in storage cupboard and access to the first floor. The bright lounge benefits from windows on front and side elevations and features a fireplace with log burning fireplace. The fitted kitchen has a range of units, a hob, oven, and extra appliance space, with double doors leading to a spacious conservatory that opens onto the rear garden.

Upstairs are three well-lit bedrooms and a modern family bathroom with a white three-piece suite.

Viewing by appointment only.



 **ABODE**
SALES & LETTINGS

Porch

With glazed windows to front and side elevations, timber front entry door leading into, internal door leads to:

Lounge

With 2x UPVC double glazed windows to both front and side elevations, focal point fireplace with tiled hearth, exposed brick backing and timber mantle, central heating radiator, staircase rising to the first floor landing, opening leading to:

Kitchen/Diner

With a glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block drop edge preparation work surfaces and tiling surrounding. A range of integrated appliances include a composite sink and drainer with mixer tap, four ring induction hob with built in extractor, oven/grill, fridge, freezer, dishwasher and plumbing space for further under counter white goods, central heating radiator, spotlighting to ceiling and internal double doors lead to:

Conservatory

With UPVC double glazed windows to both side and rear elevations, UPVC double glazed front doors lead to the rear patio and central heating radiator and telephone point.

Landing

With access to loft space via loft hatch, thermostat, airing cupboard with eye level shelving, spotlighting to ceiling and internal doors leading to:



Bedroom One

With 2x UPVC double glazed windows to both front and rear elevations and central heating radiator.

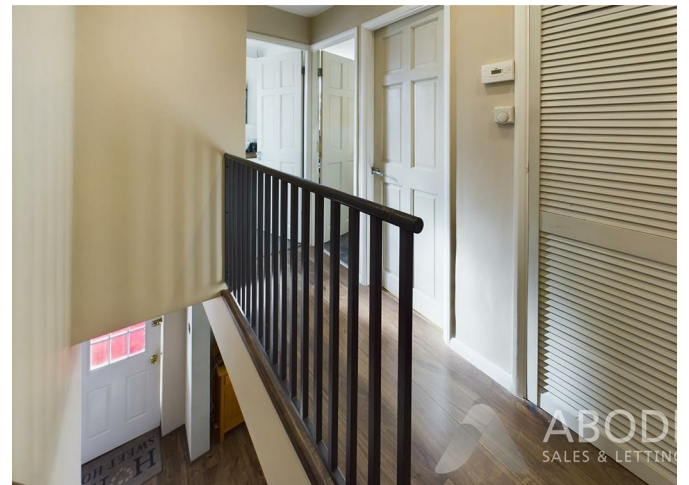
Bedroom Two

With 2x UPVC double glazed windows to both front and side elevations and central heating radiator.

Bedroom Three

With 2x UPVC double glazed windows to both rear and side elevations and central heating radiator.







Shower Room


Featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap and base storage, corner shower cubicle with waterfall showerhead, spot lighting to ceiling, extractor fan, towel radiator and a UPVC double glazed frosted glass window to the front elevation

Garage

Having various electrical power points, the garage is fully insulated to walls and roof space, has external rendering, electric up and over door, UPVC double glazed window to side elevation, circuit breakers and outside lighting





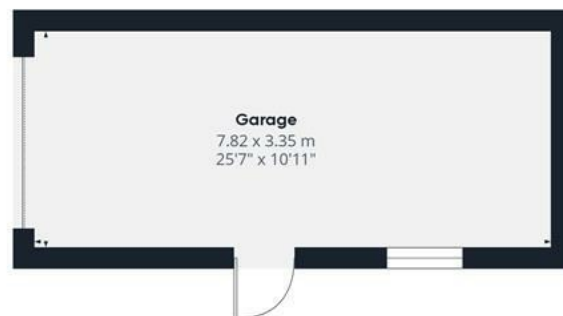
| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

105.4 m²
1134.52 ft²

Reduced headroom

1.02 m²
10.98 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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